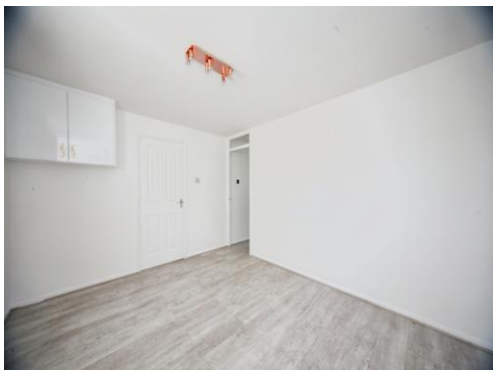




Connells

Nayland Close
Luton



Property Description

This exceptional one-bedroom ground floor maisonette offers far more than meets the eye, combining smart design, generous outdoor space, and an unbeatable location in the ever-popular Wigmore area of Luton.

From the moment you step inside, you are welcomed by a well-laid-out hallway that connects each room seamlessly. The bright and spacious lounge provides a warm and inviting atmosphere, ideal for both relaxing evenings and entertaining guests. The separate kitchen is thoughtfully arranged, offering ample worktop space and functionality for everyday living.

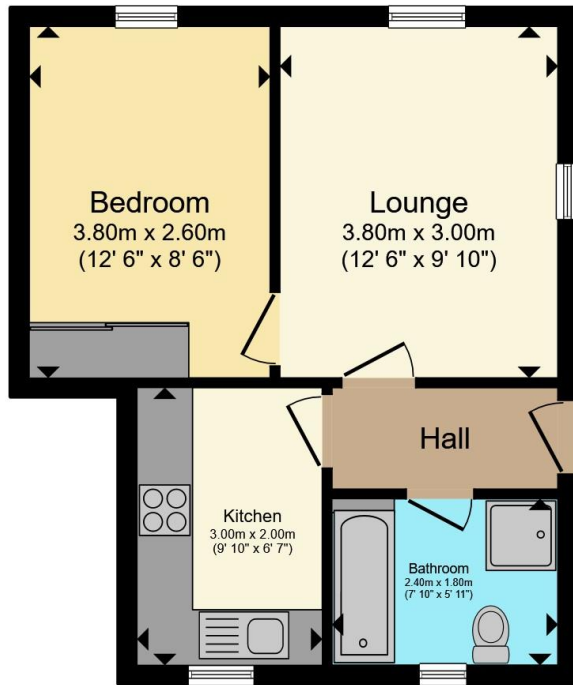
The double bedroom is generously sized and positioned for privacy,

One of the standout features of this property is the private, large garden - a rare find for a maisonette - offering the perfect outdoor retreat for summer gatherings, gardening, or simply unwinding. Additionally, the property benefits from a custom-built storage shed with fitted shelving, providing valuable extra storage space.

Location is where this home truly shines. Within just a 4-minute walk, you have access to supermarkets including Asda and Iceland, a 24-hour gym, restaurants, EV charging facilities, and several well-regarded schools. A large community park is only a 5-minute walk away, perfect for leisure and outdoor activities.

For commuters, the property is ideally situated just a short drive from London Luton Airport and offers excellent access to major motorway links, making travel simple and convenient.





Floor Plan

Total floor area 35.7 m² (385 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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 LUTON LU2 7XH

EPC Rating: E Council Tax Band: A

Service Charge: 829.00 Ground Rent: 304.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STP308451

This is a Leasehold property with details as follows; Term of Lease 100 years from 27 Jun 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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